



CHICAGO PLAN COMMISSION

Department of Planning and Development

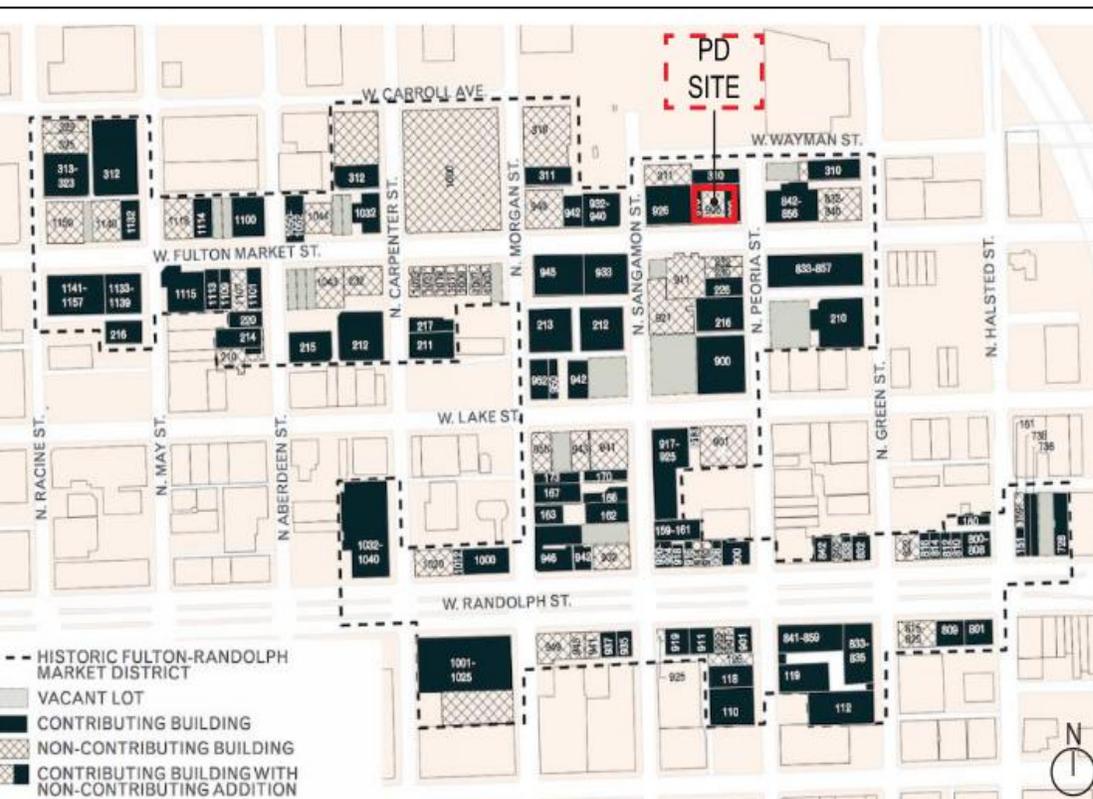
900 West Fulton Mixed Use Development

900 West Fulton Market St. (27th Ward)

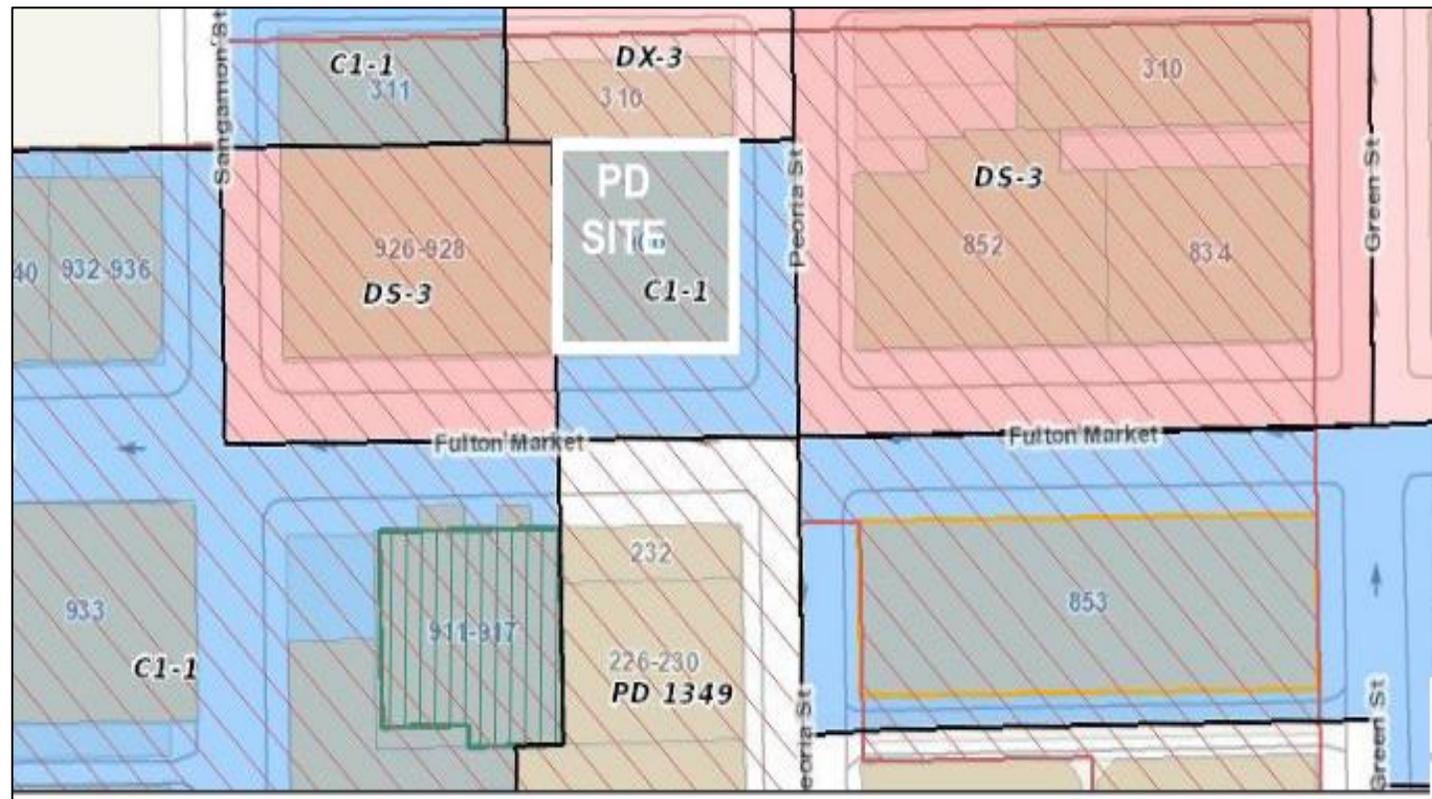
Shorewood Development Group

05/20/2020

Land Use

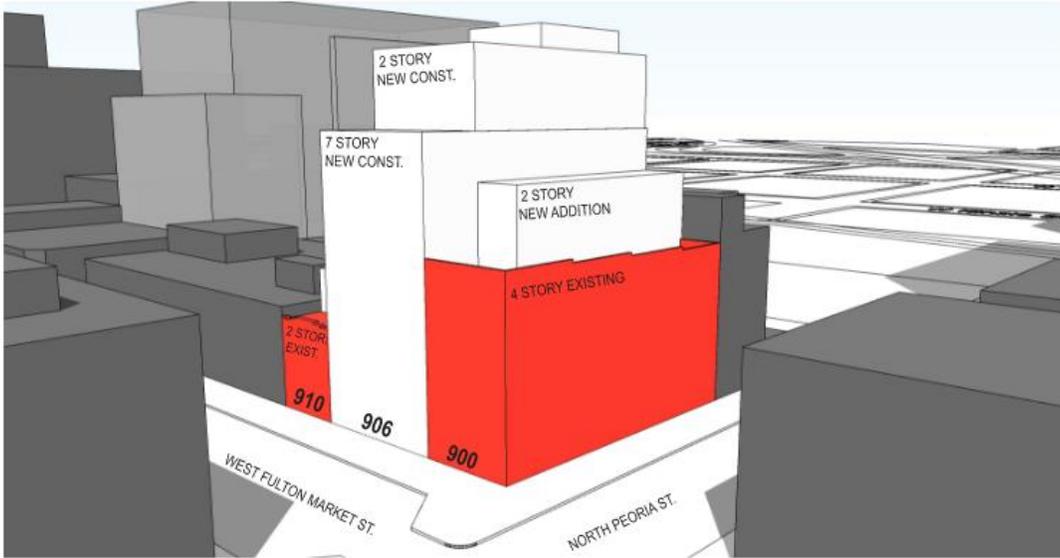


FULTON RANDOLPH HISTORIC DISTRICT MAP

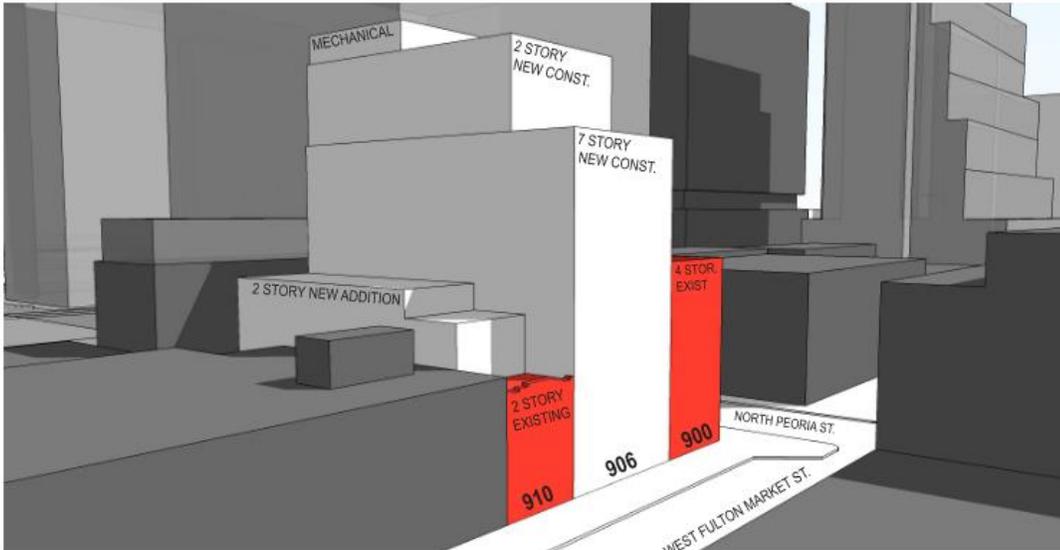


EXISTING ZONING MAP

★ Building and Historic Context



HISTORIC CONTRIBUTING BUILDINGS

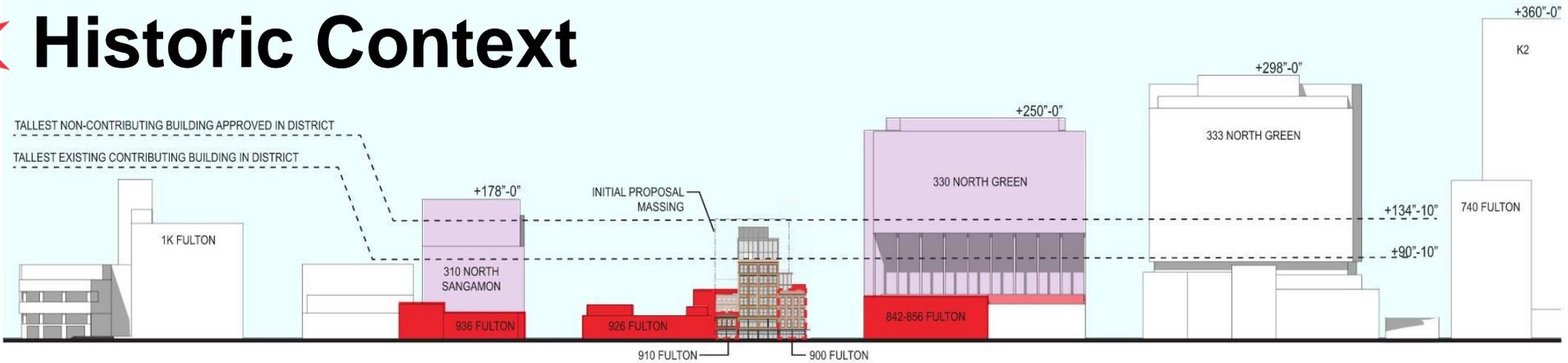


HISTORIC CONTRIBUTING BUILDINGS

SITE CONTRIBUTING BUILDINGS SHOWN IN RED

DEVELOPMENT MASSING DIAGRAMS

★ Historic Context



PROPOSED DEVELOPMENT
 APPROVED PLANNED DEVELOPMENTS
 CONTRIBUTING BUILDINGS SHOWN IN PLAN

FULTON-RANDOLPH MARKET DISTRICT BOUNDARY
 CONTRIBUTING BUILDINGS ON SITE





SITE CONTEXT PLAN – Transit Oriented District



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM WEST



Existing Condition

PEDESTRIAN LEVEL VIEW LOOKING NORTHWEST

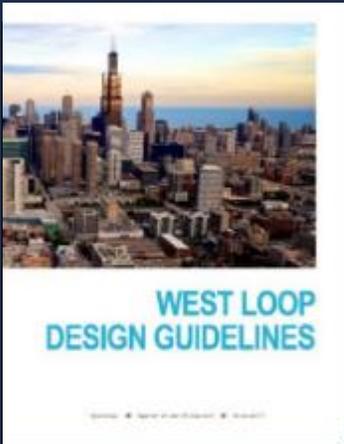


PEDESTRIAN LEVEL VIEW LOOKING NORTHWEST



Existing Condition

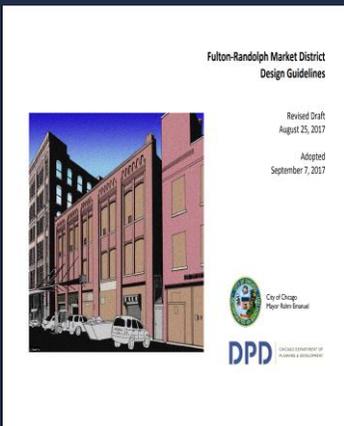
Planning Context



WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- Plan Goals-

The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive.”



FULTON-RANDOLPH MARKET DISTRICT DESIGN GUIDELINES

- Adopted September 7, 2017
- Chicago Department of Planning & Development
- Plan Goals-

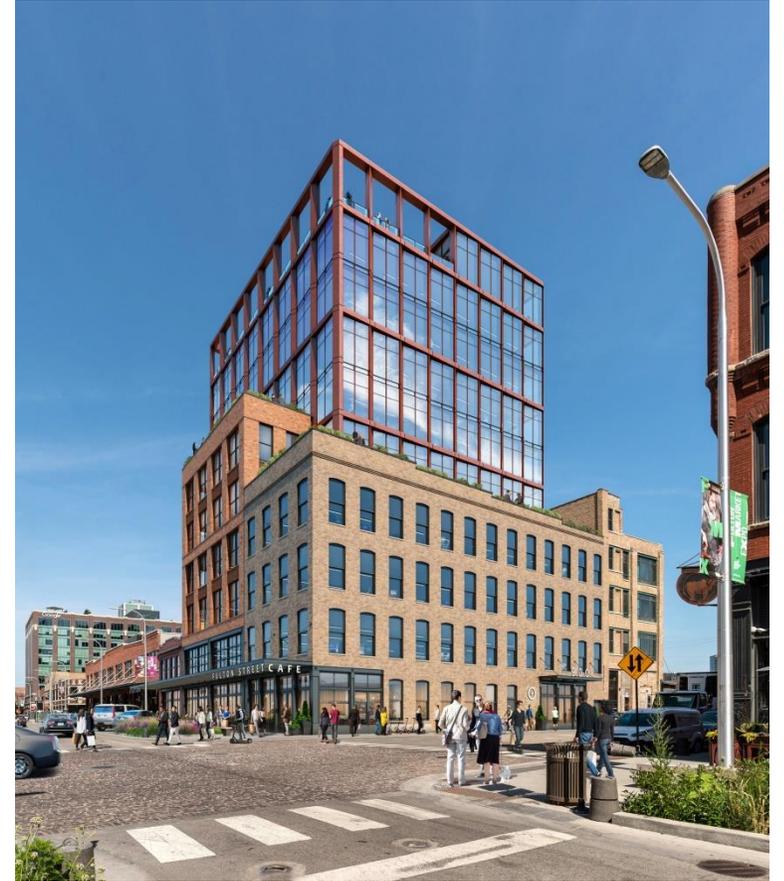
“Overall these guidelines aim to help strengthen the identity of this area and support existing uses, while encouraging new, compatible development.”

★ Project Timeline + Community Outreach

- Landmarks Introduction: Sept. 2020
- Date of PD Filing : December 18th, 2020
- Date(s) of Community Meeting(s)
 - WLCO: January 8, 2020
 - NOWL: January 13, 2020
 - WCA: January 15, 2020
 - Community Meet: March 4, 2020
- Plan Review Committee: May 7, 2020
- Changes Based on City Feedback
 - Reduced Overall Density and Height
 - Revised Exterior Materials and Setbacks. Glazing extent reduced, masonry detailing streamlined



Final Proposal



Preliminary Proposal

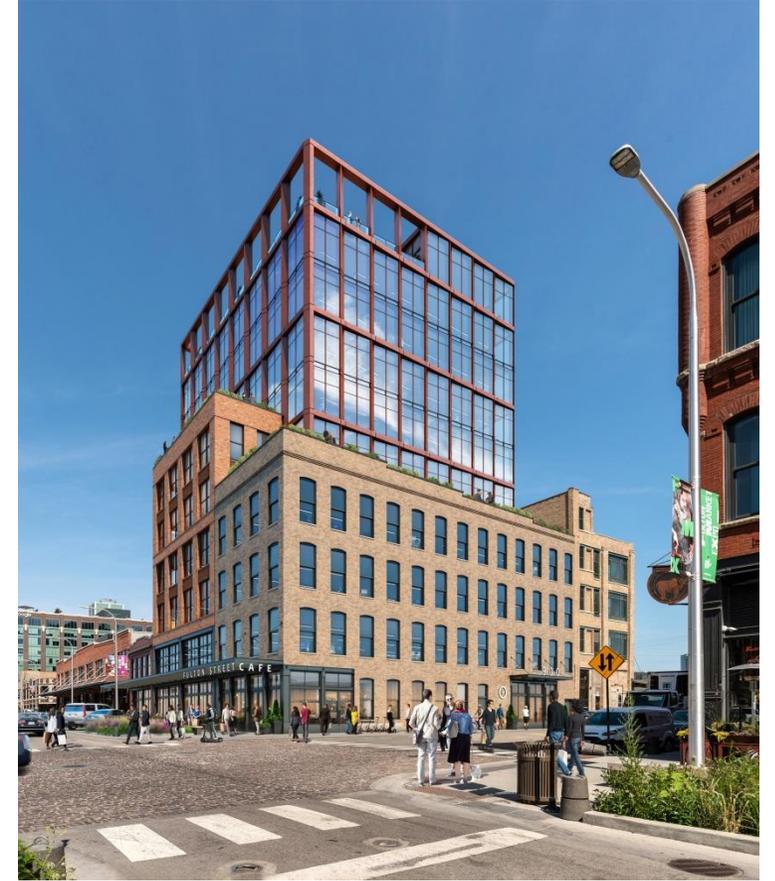
★ Coordination with Historic Preservation Staff



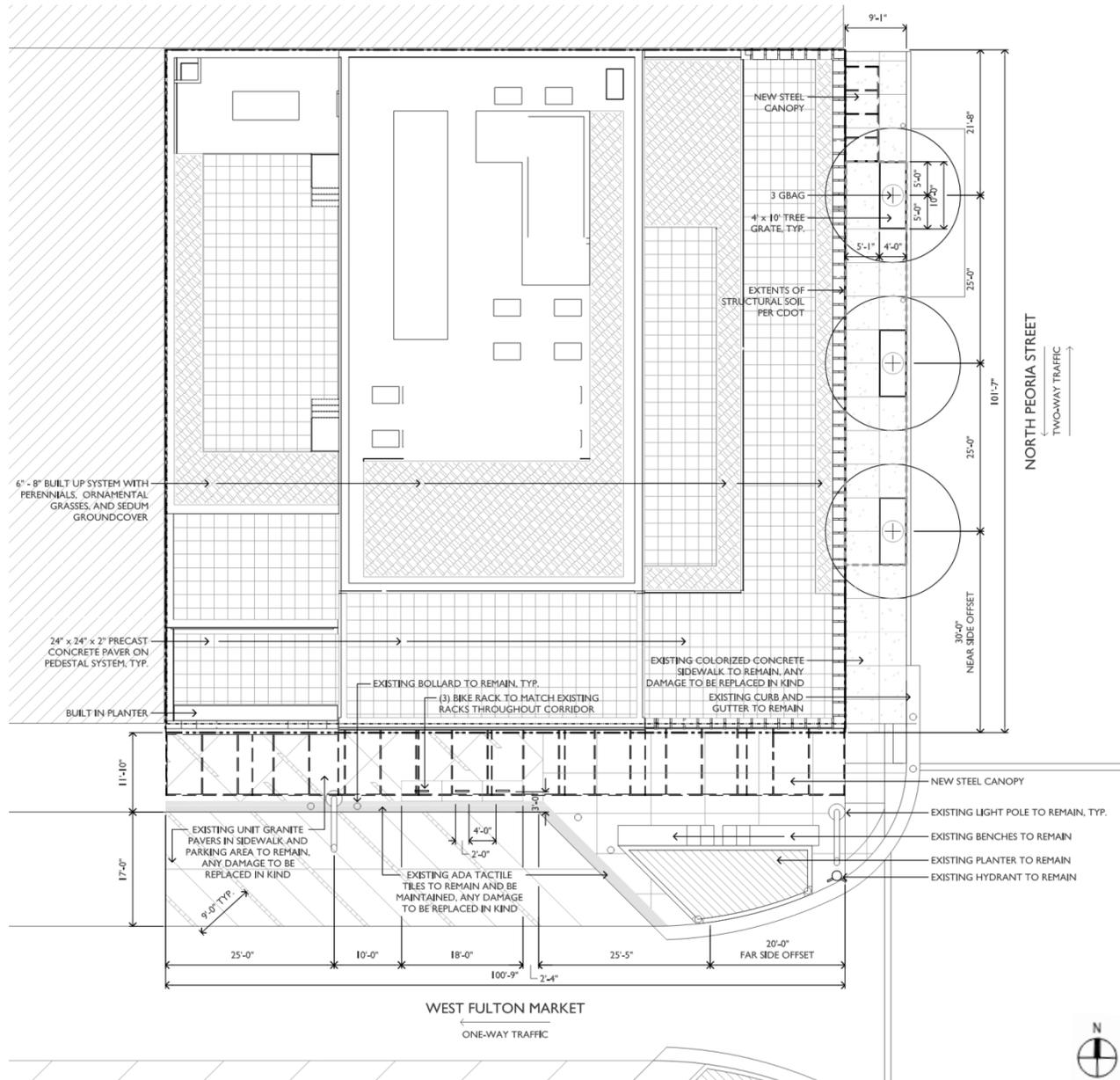
Final Proposal



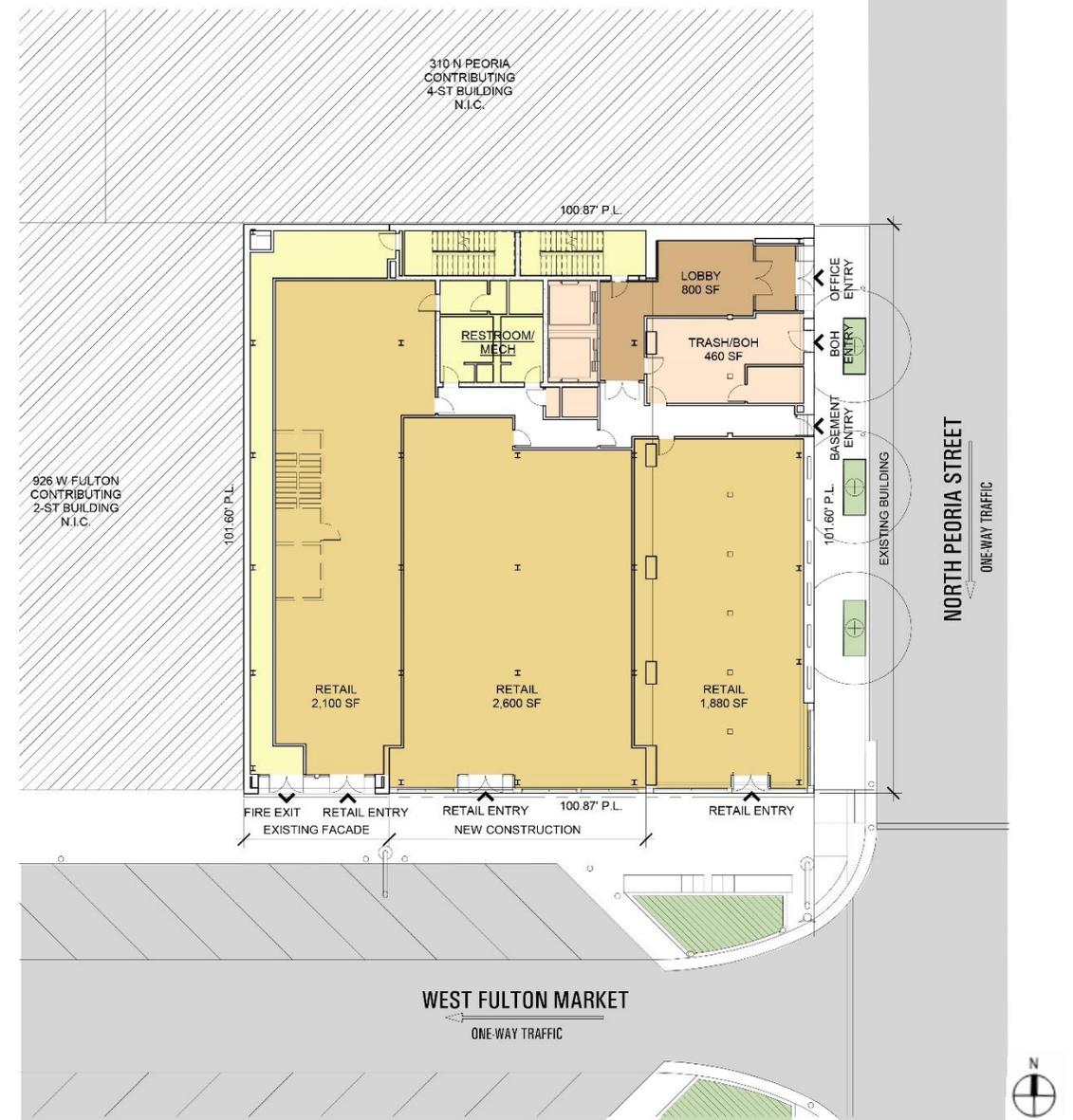
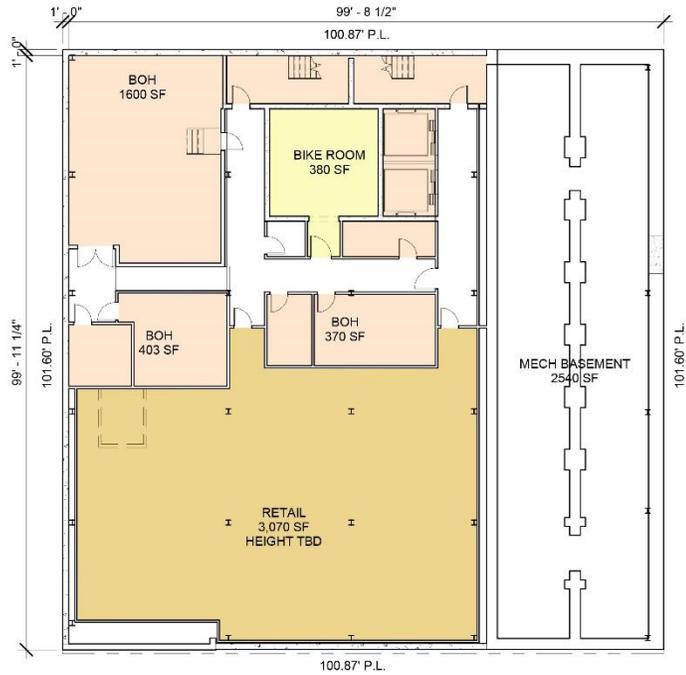
Materiality Proposal Progress



Materiality Proposal Original



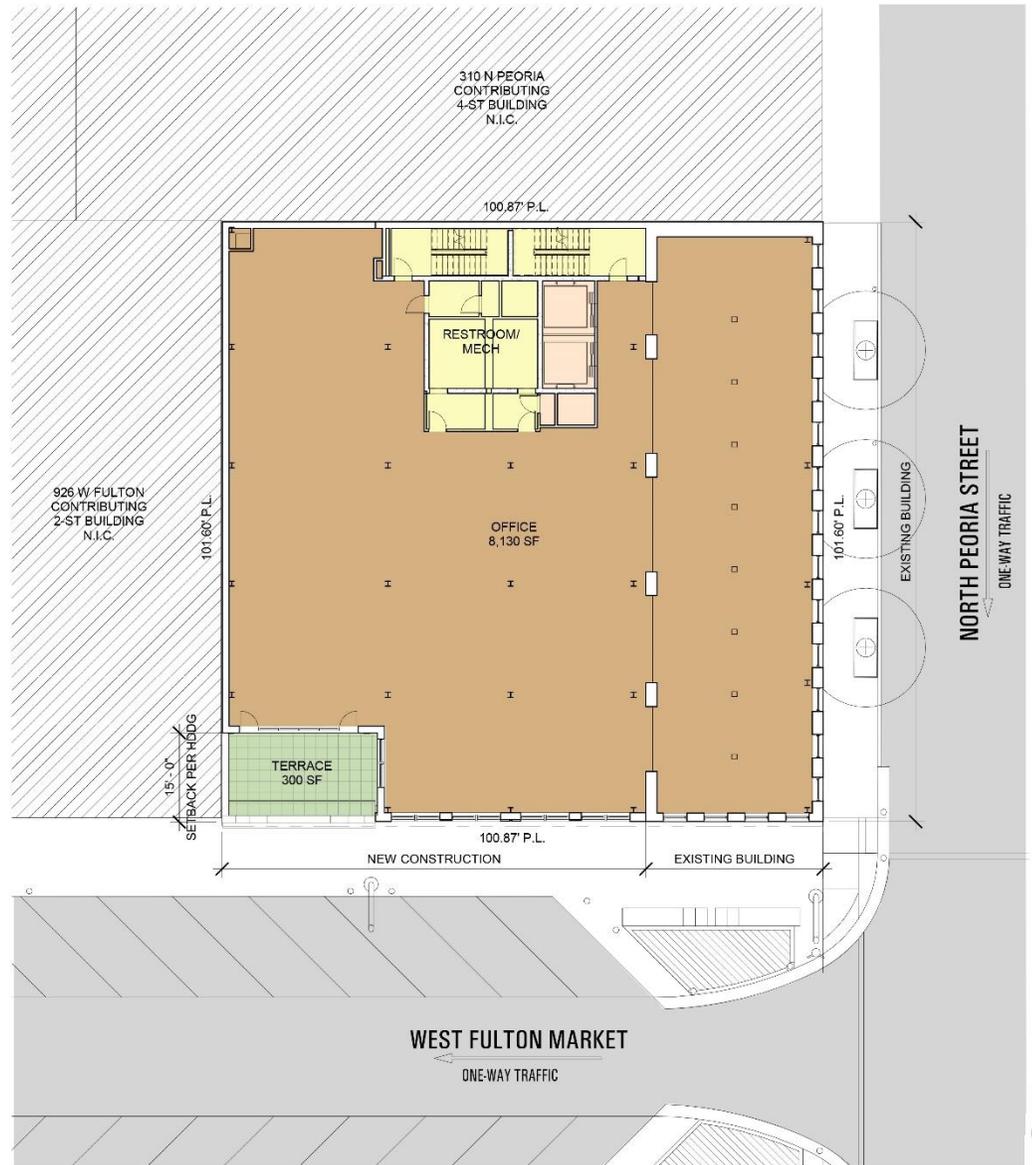
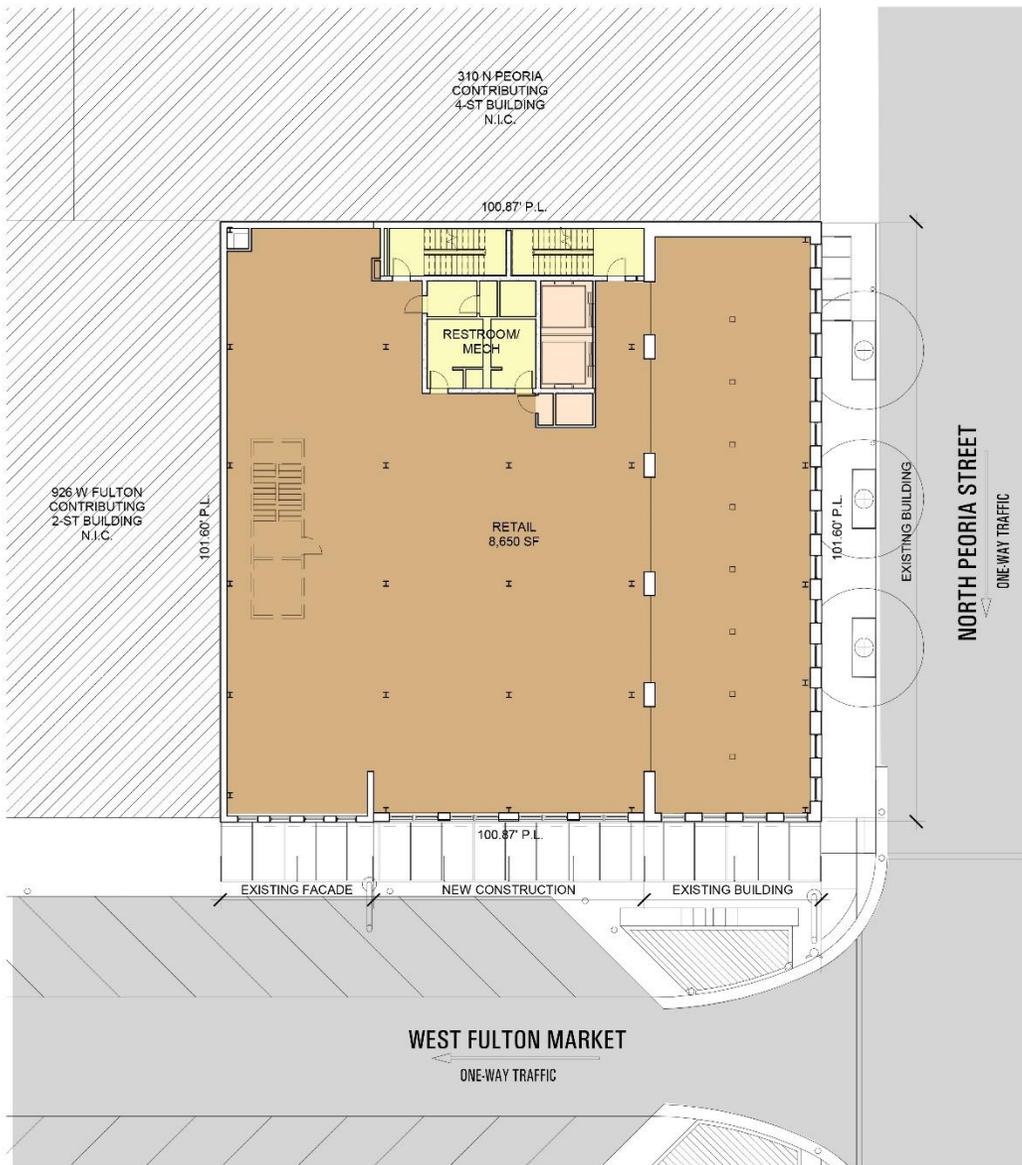
SITE PLAN



- COMMON SPACE
- BACK OF HOUSE
- TENANT - RETAIL
- TENANT - OFFICE
- GREEN SPACE

BASEMENT PLAN

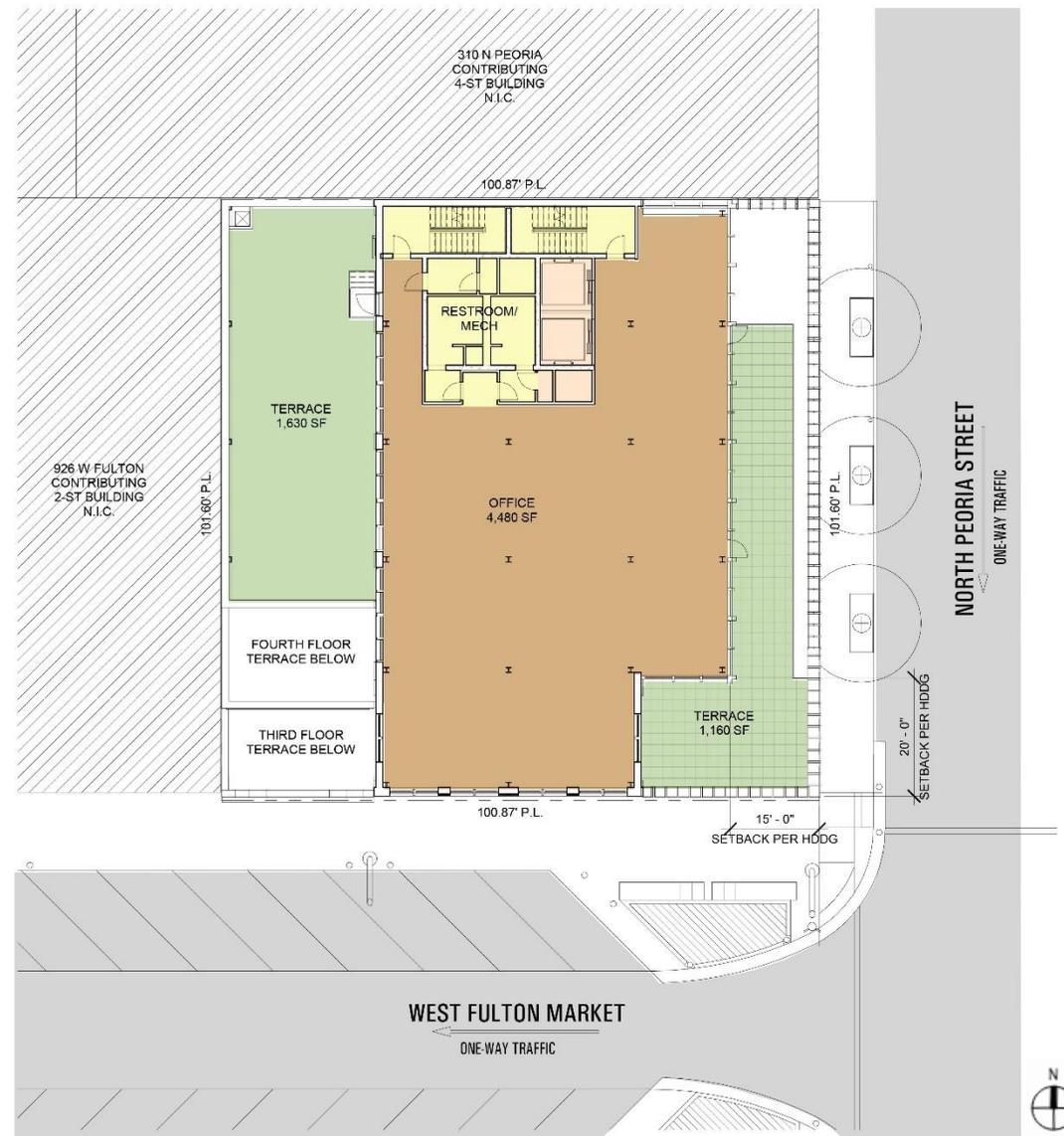
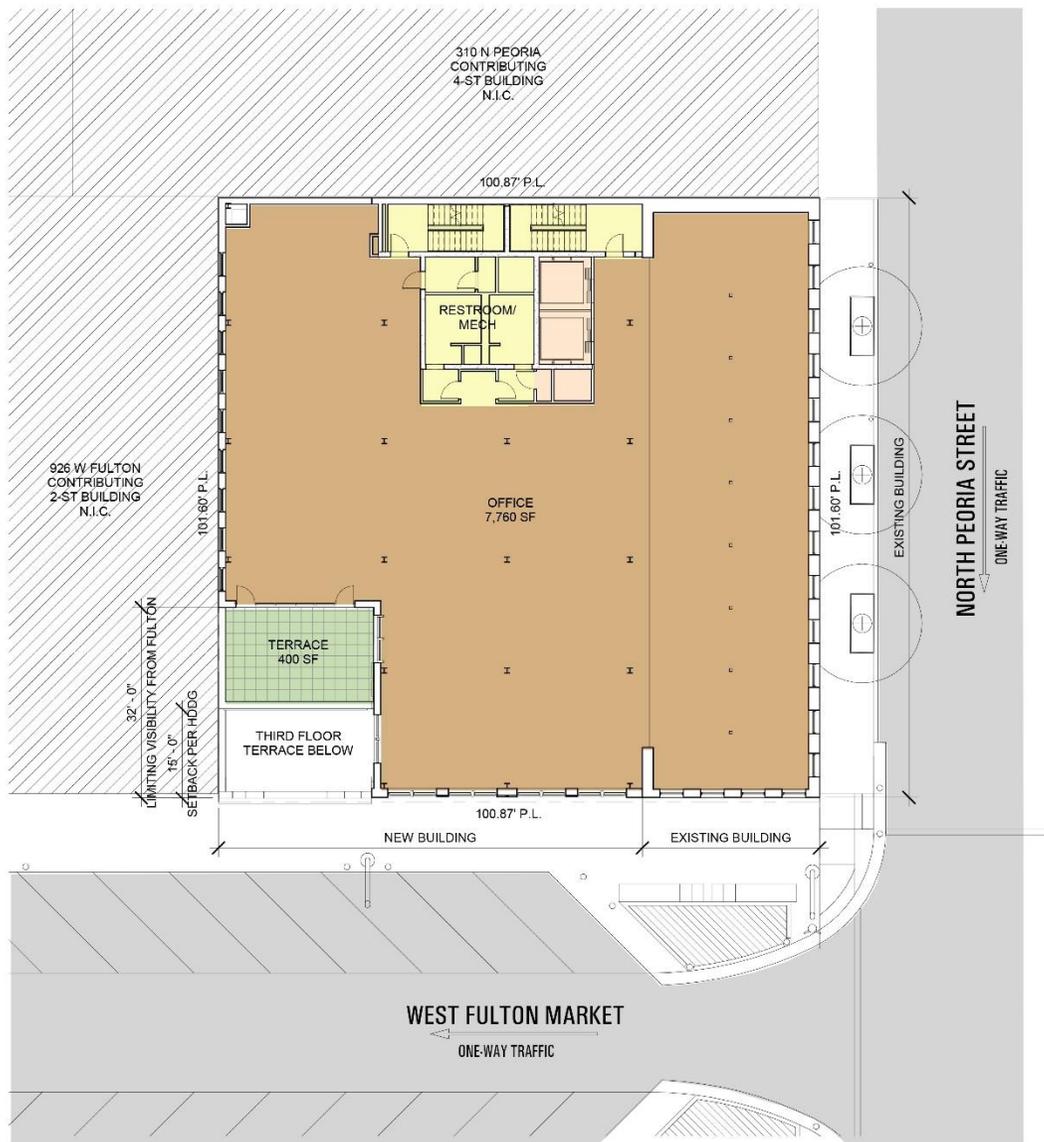
GROUND FLOOR PLAN



- COMMON SPACE
- BACK OF HOUSE
- TENANT - RETAIL
- TENANT - OFFICE
- GREEN SPACE

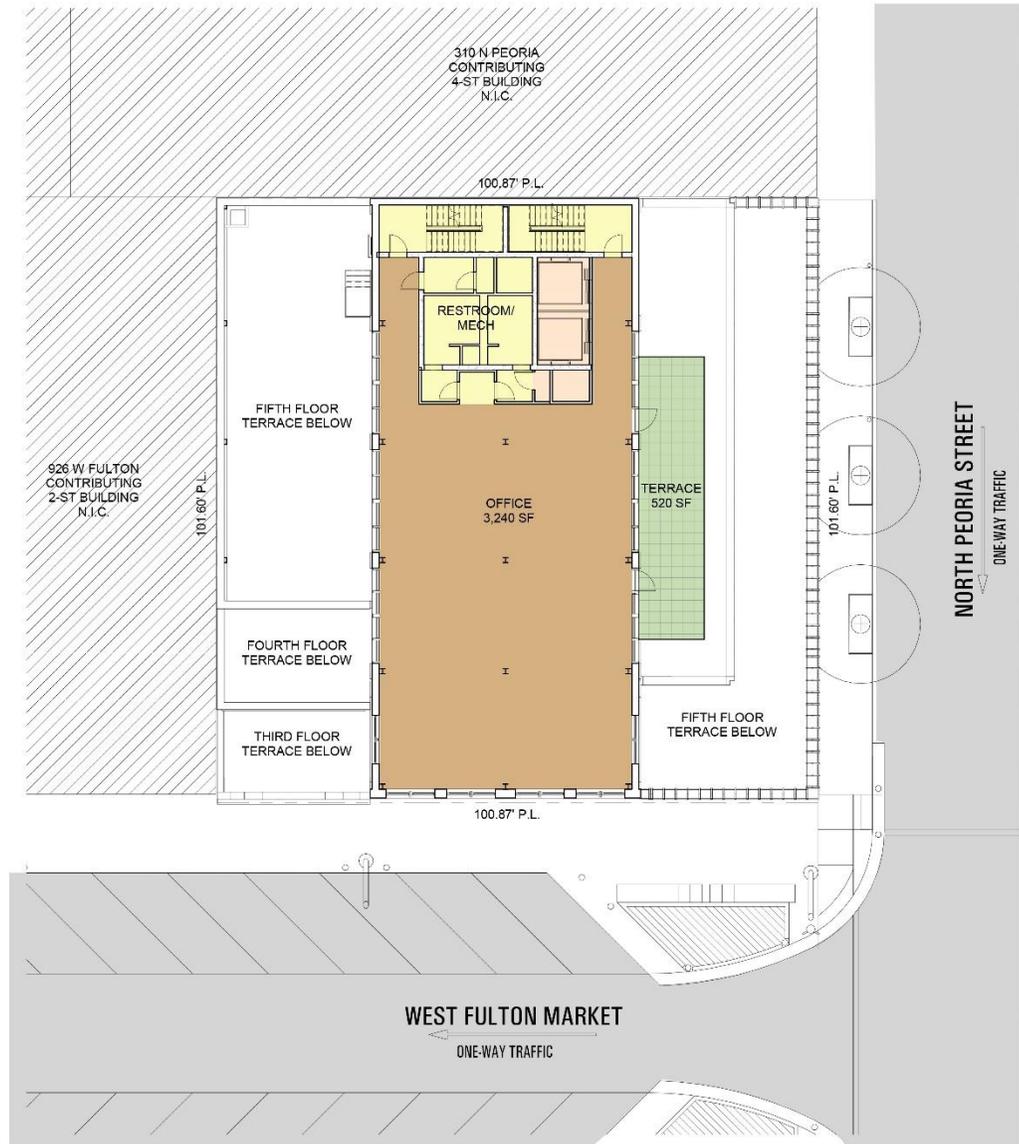
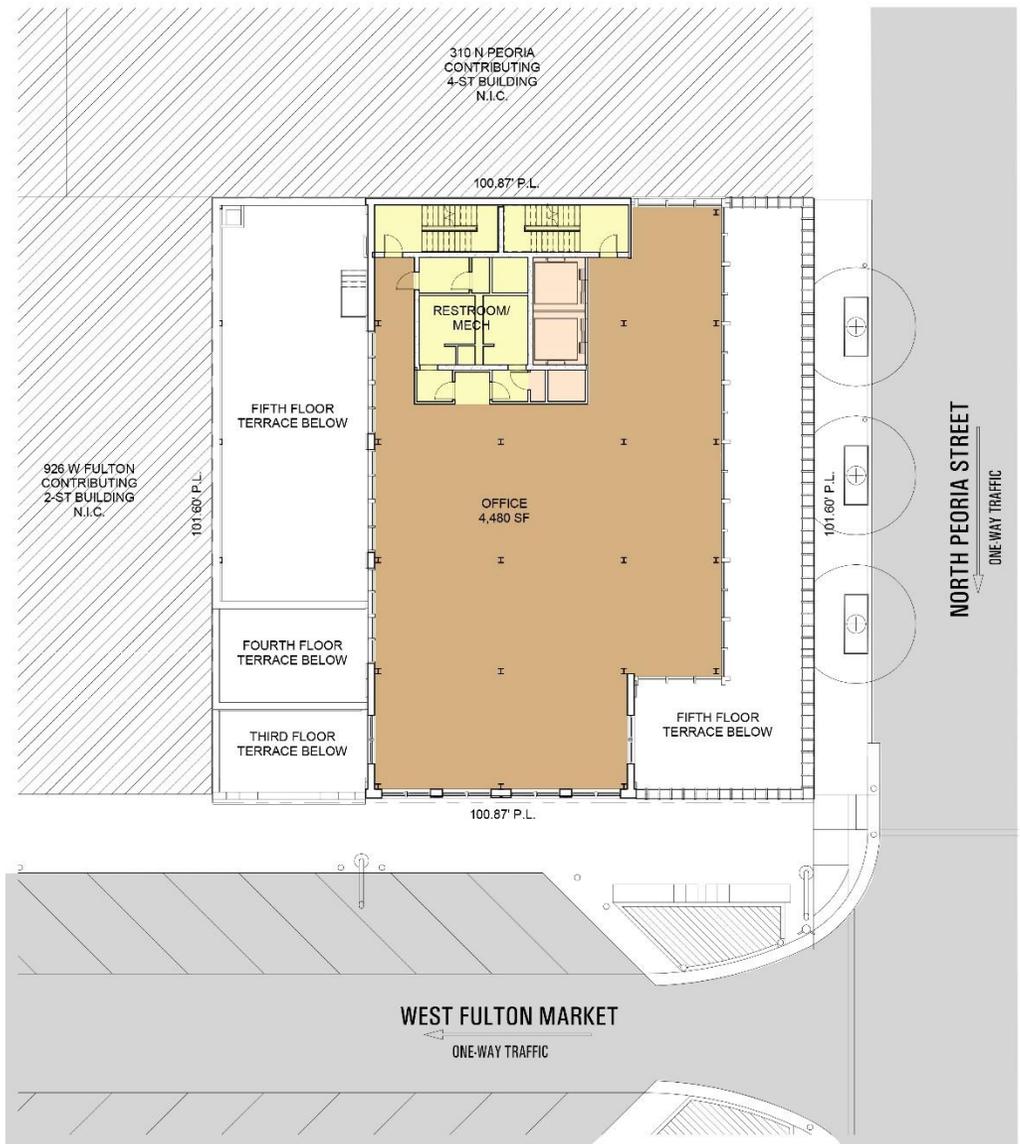
SECOND FLOOR PLAN

THIRD FLOOR PLAN



FOURTH FLOOR PLAN

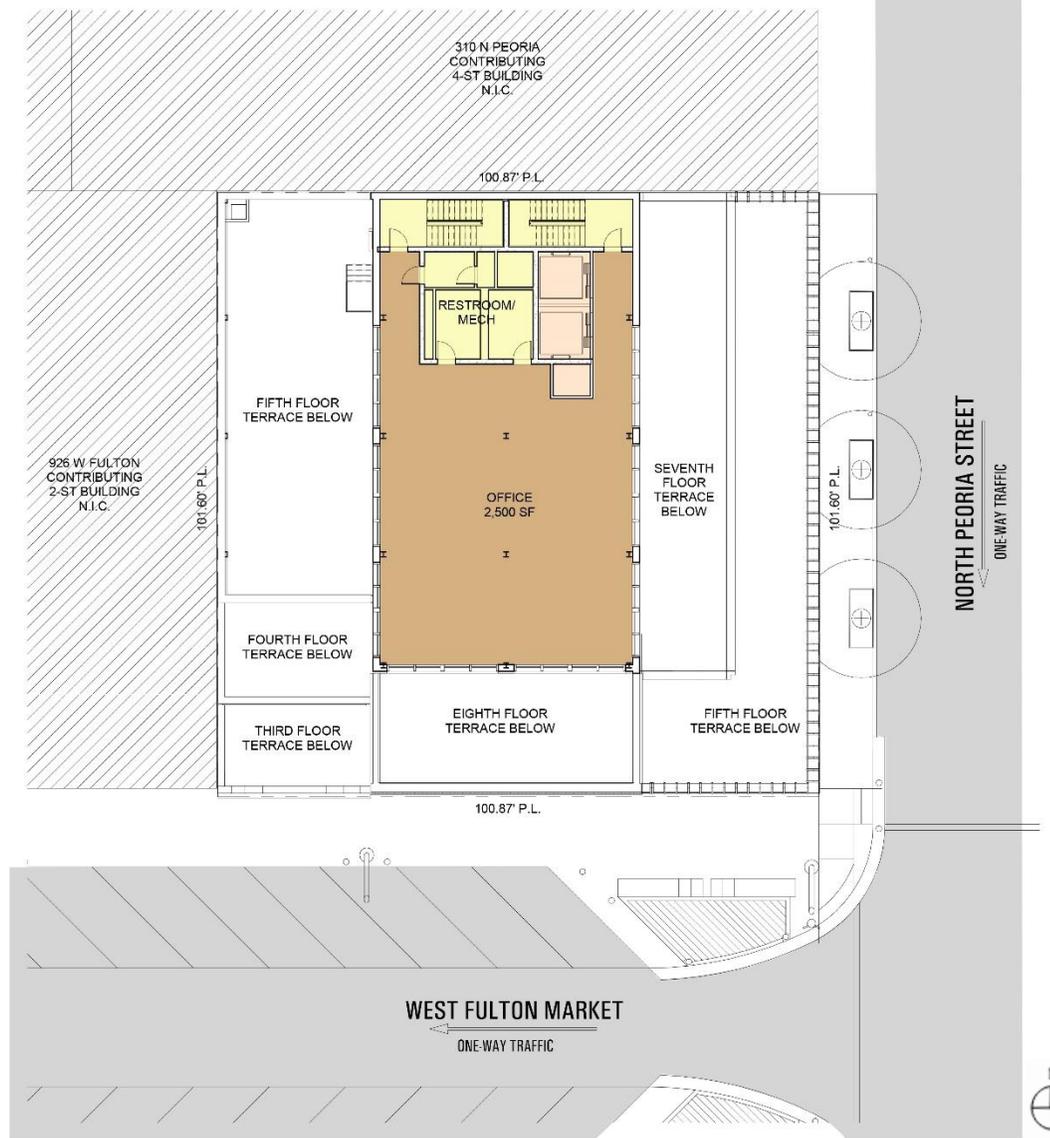
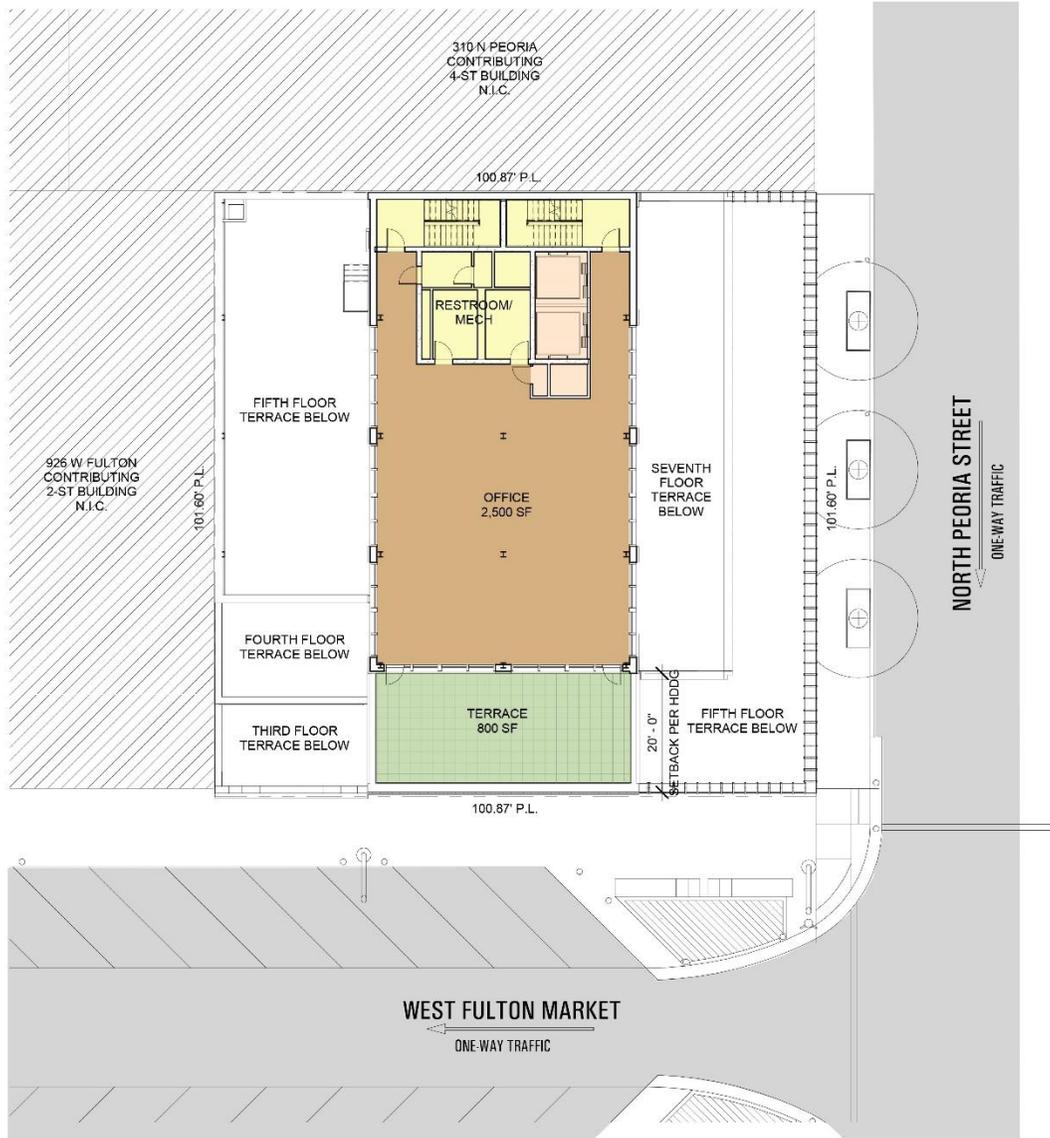
FIFTH FLOOR PLAN



- COMMON SPACE
- BACK OF HOUSE
- TENANT - RETAIL
- TENANT - OFFICE
- GREEN SPACE

SIXTH FLOOR PLAN

SEVENTH FLOOR PLAN

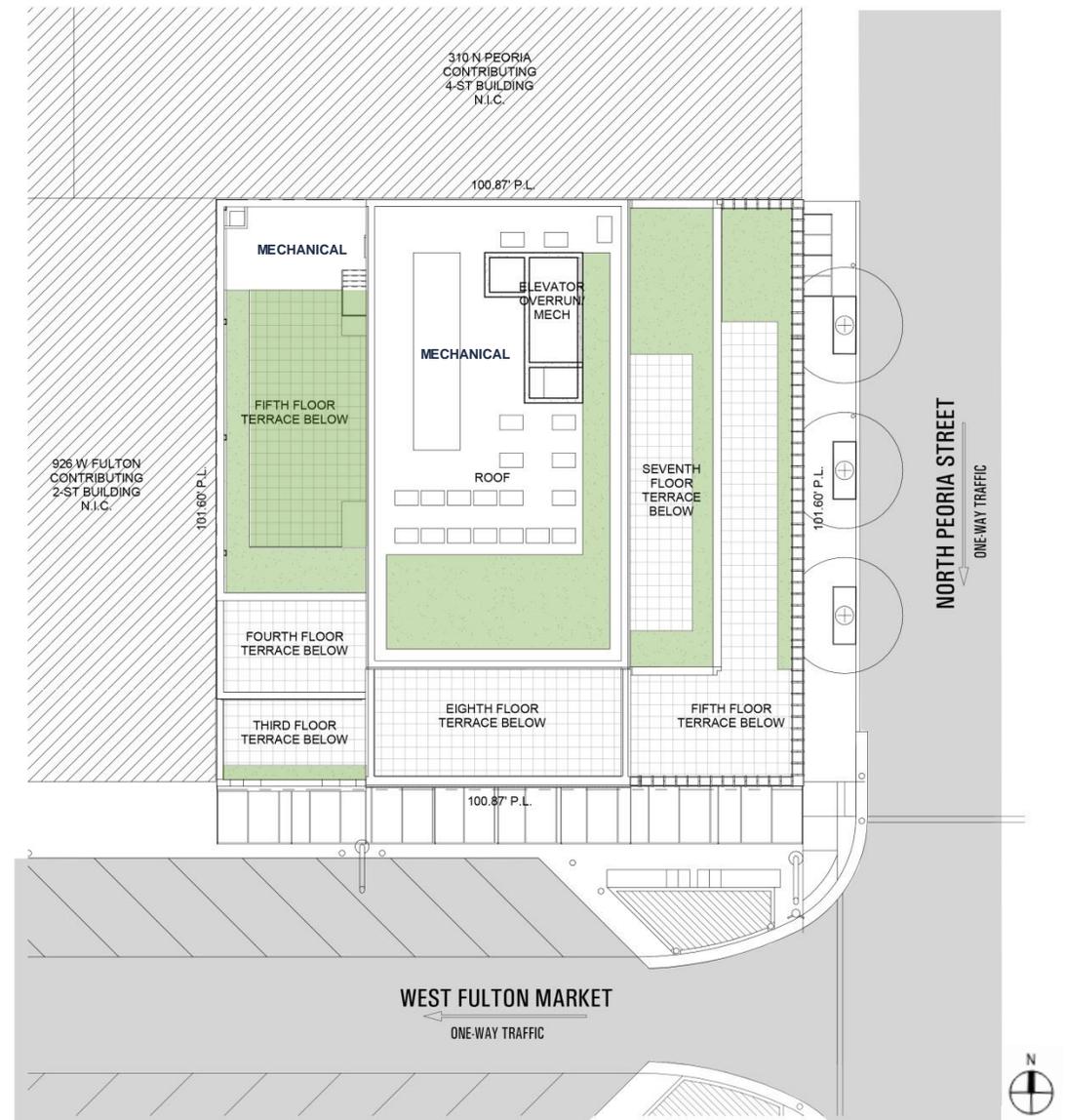


EIGHTH FLOOR PLAN

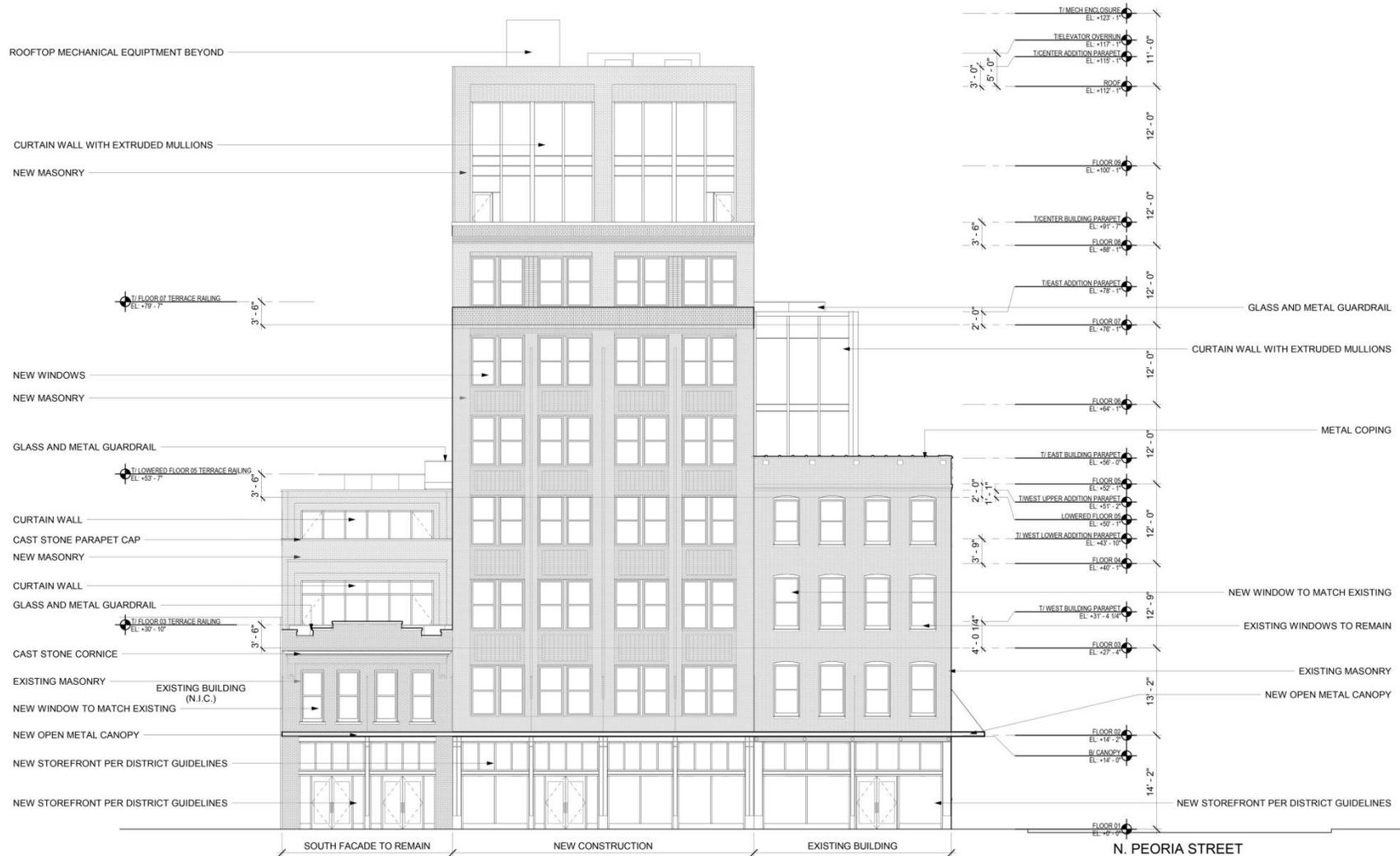
NINTH FLOOR PLAN

Green Roof Calculations

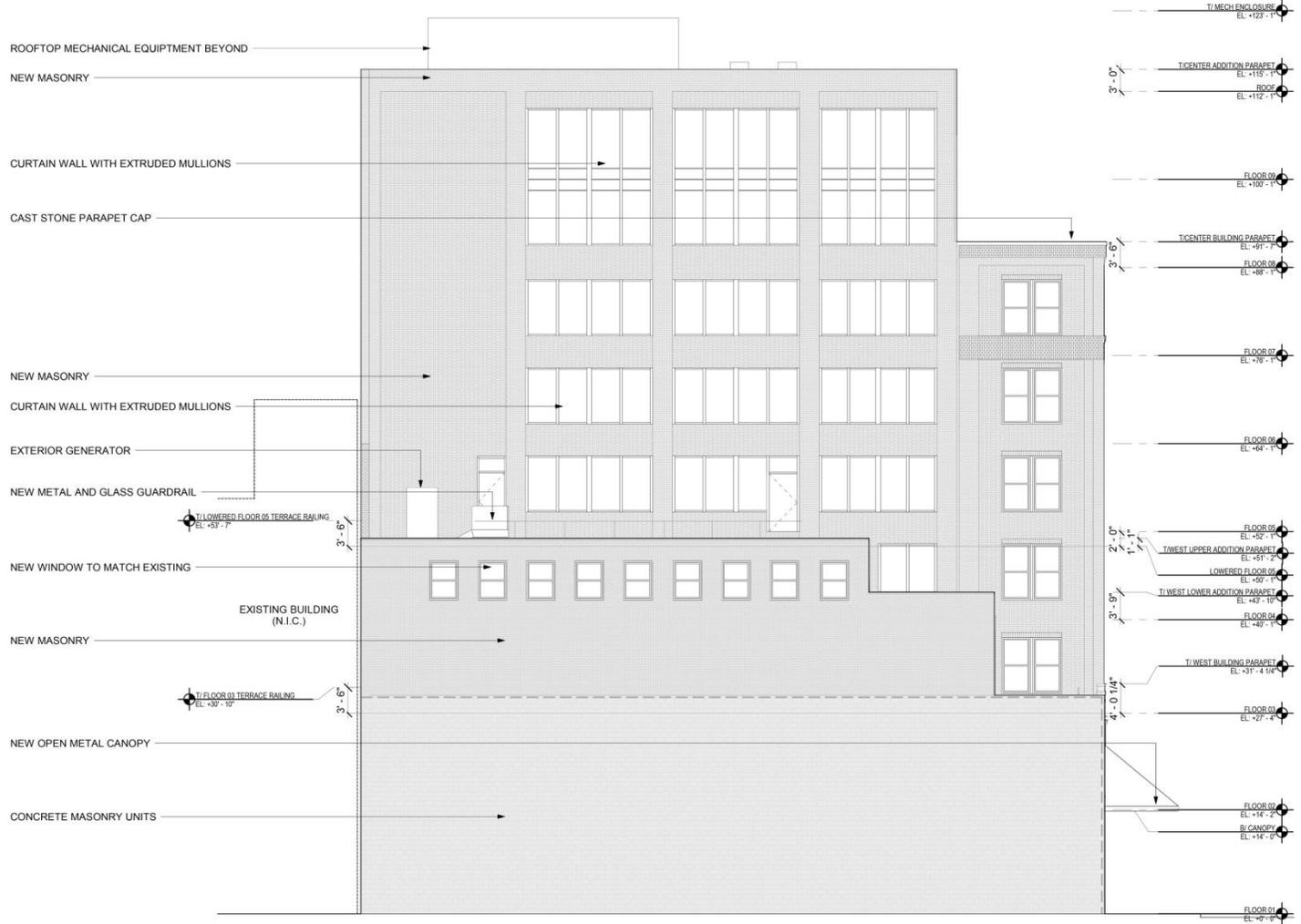
Site Area =	10,098 SF
Overall Roof Area =	10,057 SF
Mechanical Area =	2,276 SF
Applicable Roof Area =	7,331 SF
50% Green Roof Req. =	3,665 SF
Green Roof Area Provided =	3,315 SF
Occupied Paver Rooftop Contributing = (Up to 10% Allowed - Per Chicago Sustainable Development Policy Section 5.1)	366 SF
Total Green Roof + 10% Occupied Roof =	3,681 SF > 3,665 SF



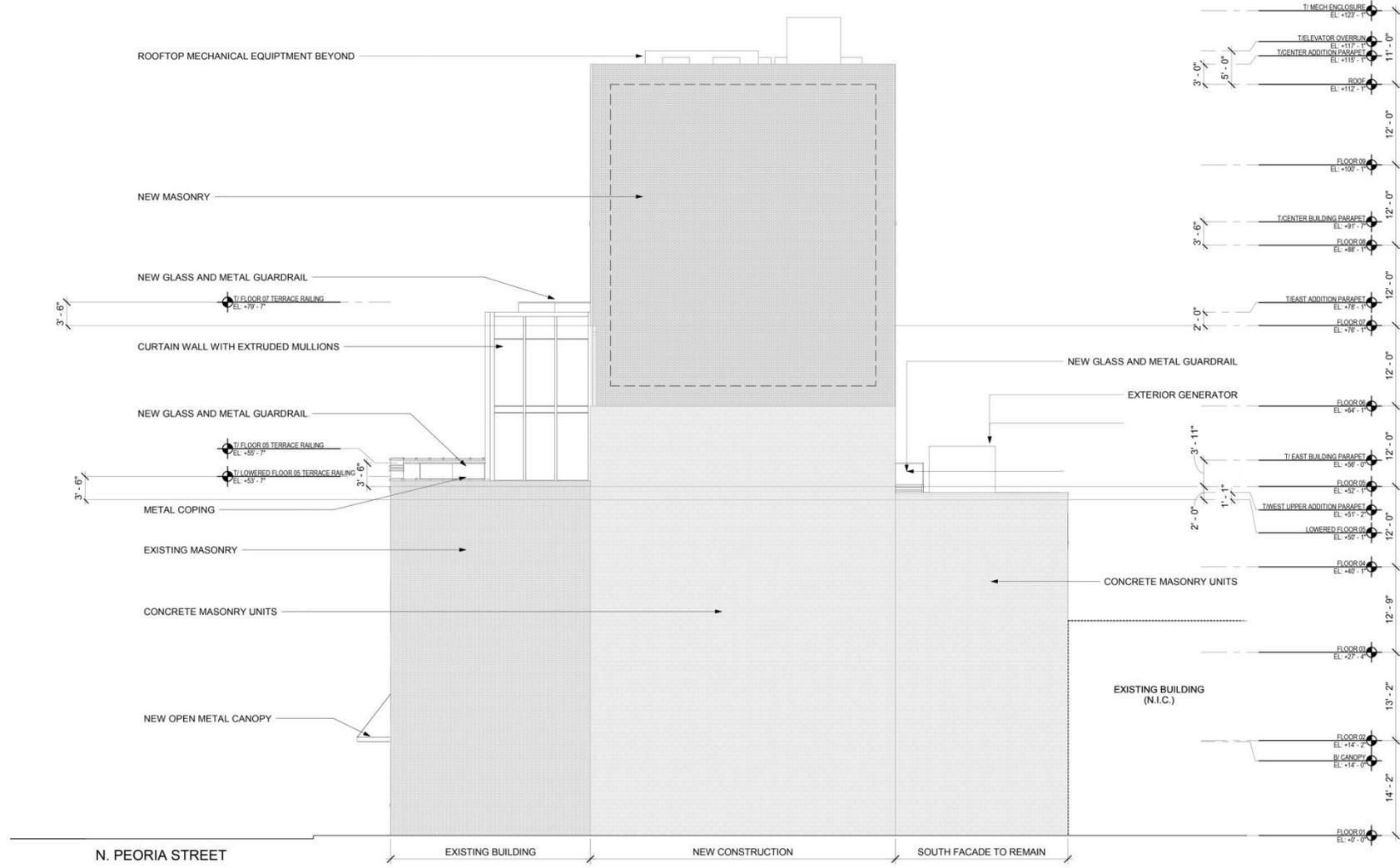
- COMMON SPACE
- BACK OF HOUSE
- TENANT - RETAIL
- TENANT - OFFICE
- GREEN SPACE



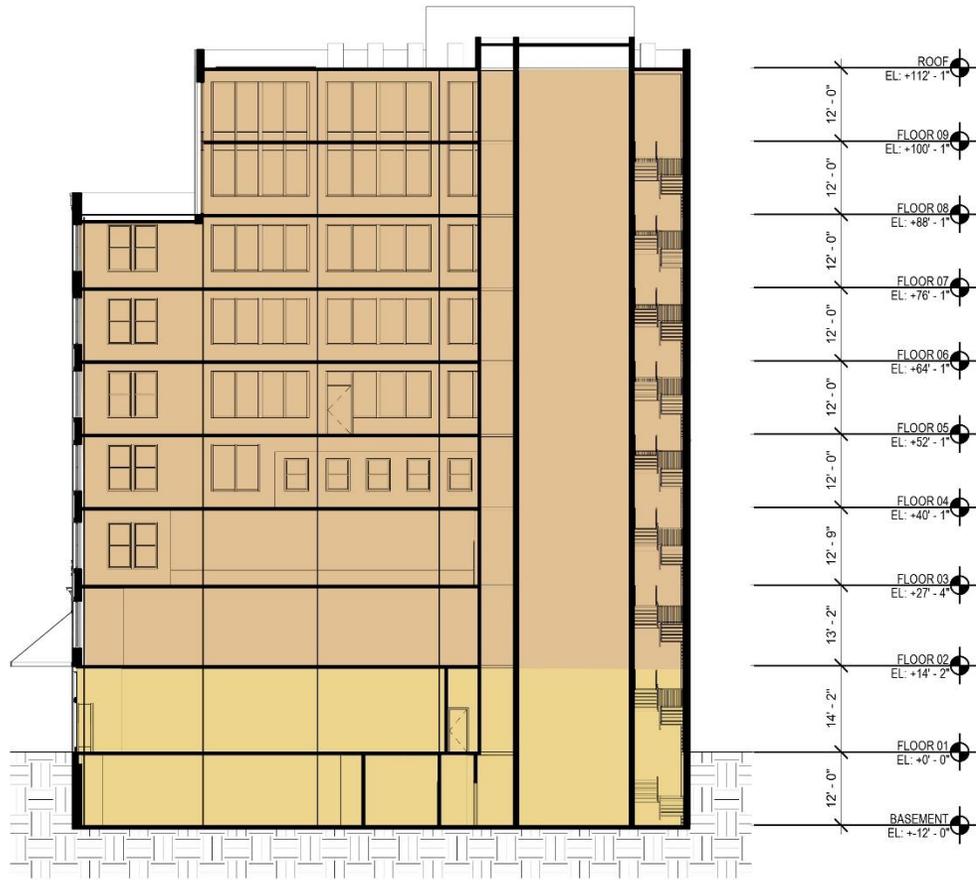
BUILDING ELEVATION (SOUTH)



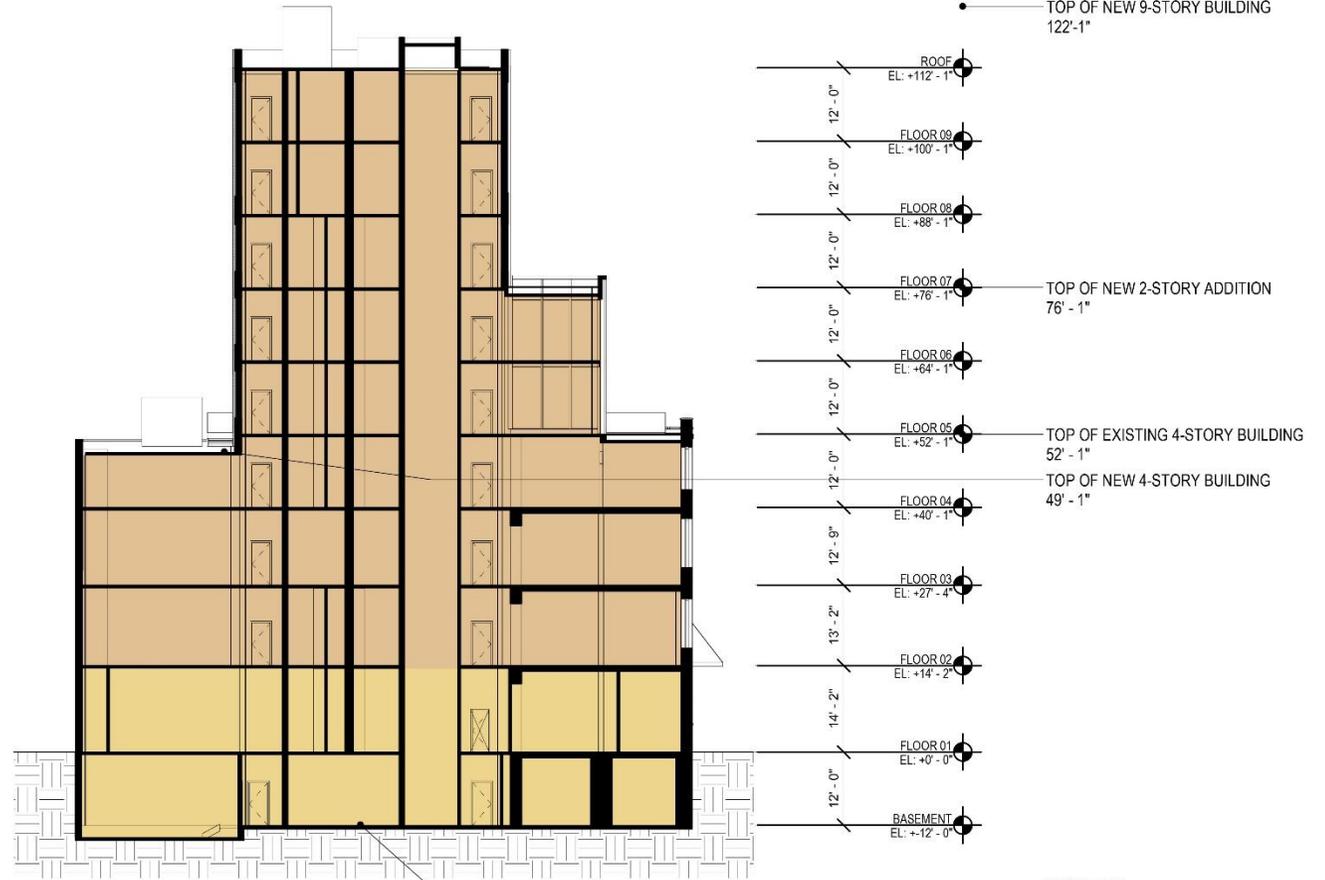
BUILDING ELEVATION (WEST)



BUILDING ELEVATION (NORTH)



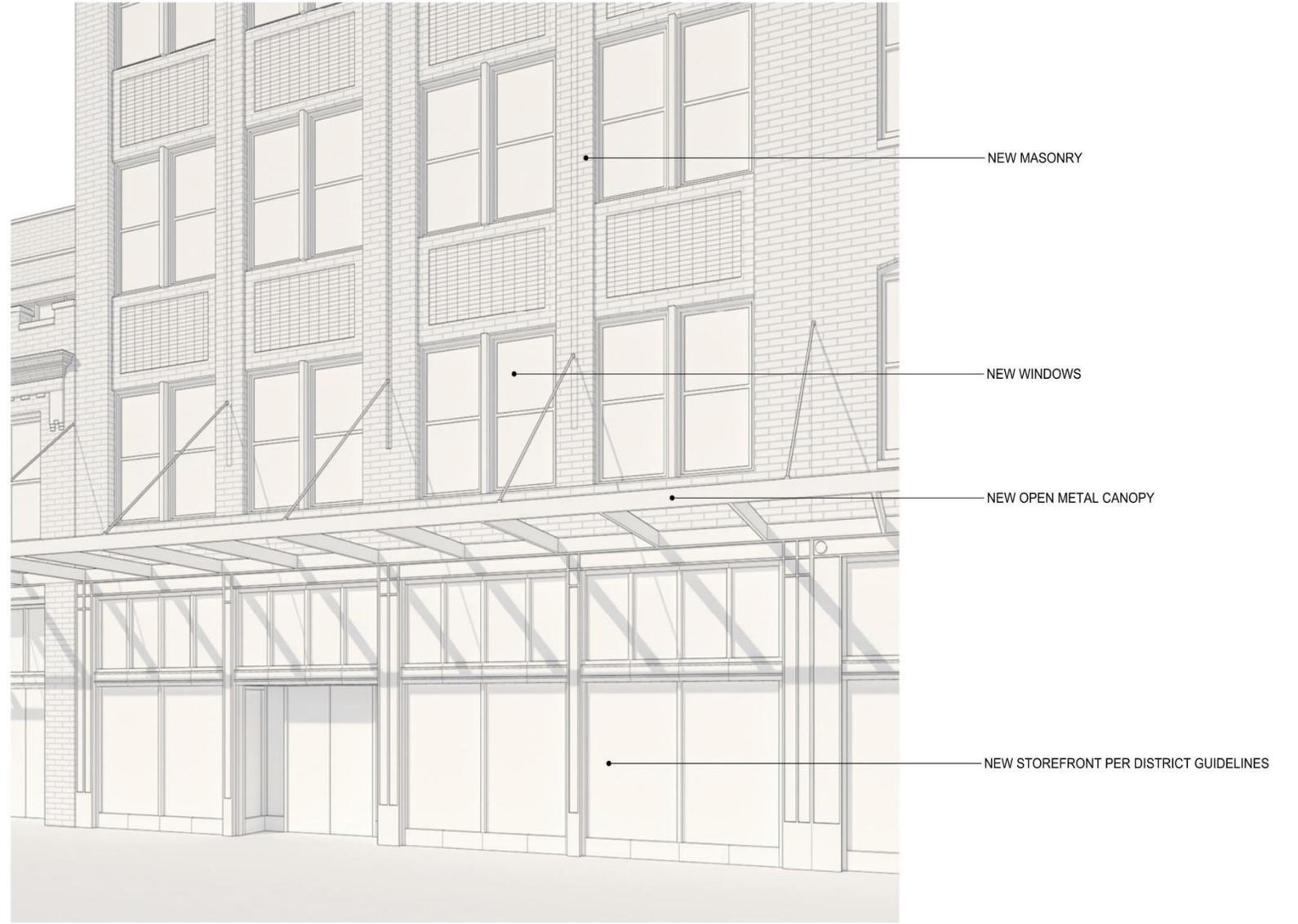
Section Looking East at Center Volume



Section Looking North

TENANT - RETAIL (Yellow square)
 TENANT - OFFICE (Tan square)

BUILDING SECTIONS



FAÇADE DETAILS AT BASE



FAÇADE DETAILS AT MIDDLE/TOP OF BUILDING

17-8-0904-A General Intent.

- NO curb-cuts are proposed for the new development
- NO disturbances to the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- CDOT developed and implemented Fulton Market Streetscape Improvements will be adhered to.

17-8-0904-B Transportation.

- The project will restore the sidewalk along Peoria with landscaping per CDOT standards creating a new pedestrian entrance to the building on Peoria Street.
- The current state of this long vacant series of buildings has no public sidewalk along Peoria Street. The project will correct that condition with pedestrian access along the building.

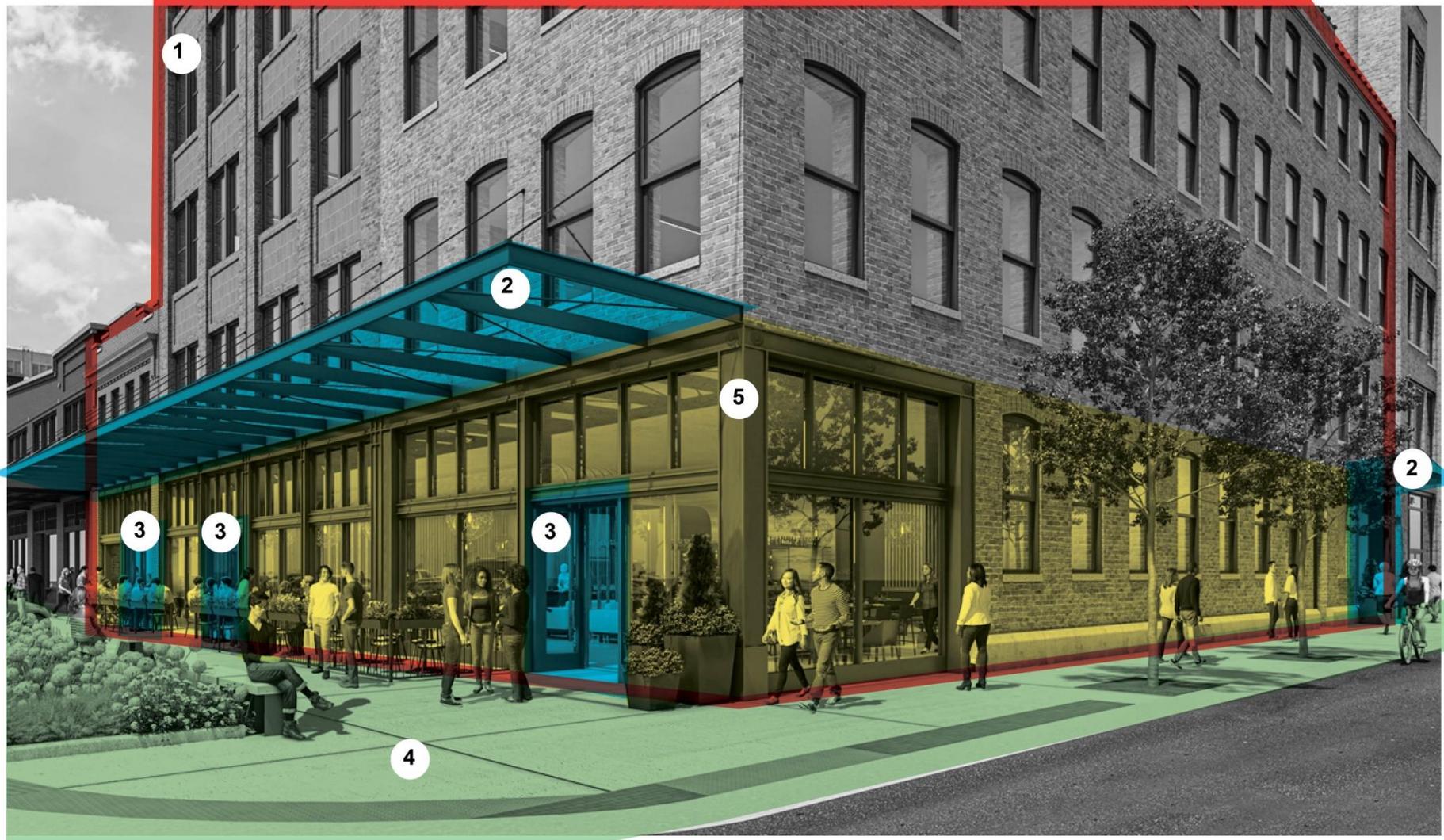
17-8-0904-C Parking.

- TOD Project will create no additional parking
- Existing 900 W Fulton and 910 W Fulton contributing buildings will be rehabilitated

17-8-0904-D Parking in “D” Districts.

- The project site is an atypical Chicago condition where there is no public alley.
- There will be no blank walls with inactive use in the project creating a better pedestrian experience in this active neighborhood.
- Trash/Loading will occur during off hours from the street at a location furthest North on the property along Peoria to reduce possible congestion on Fulton Market.





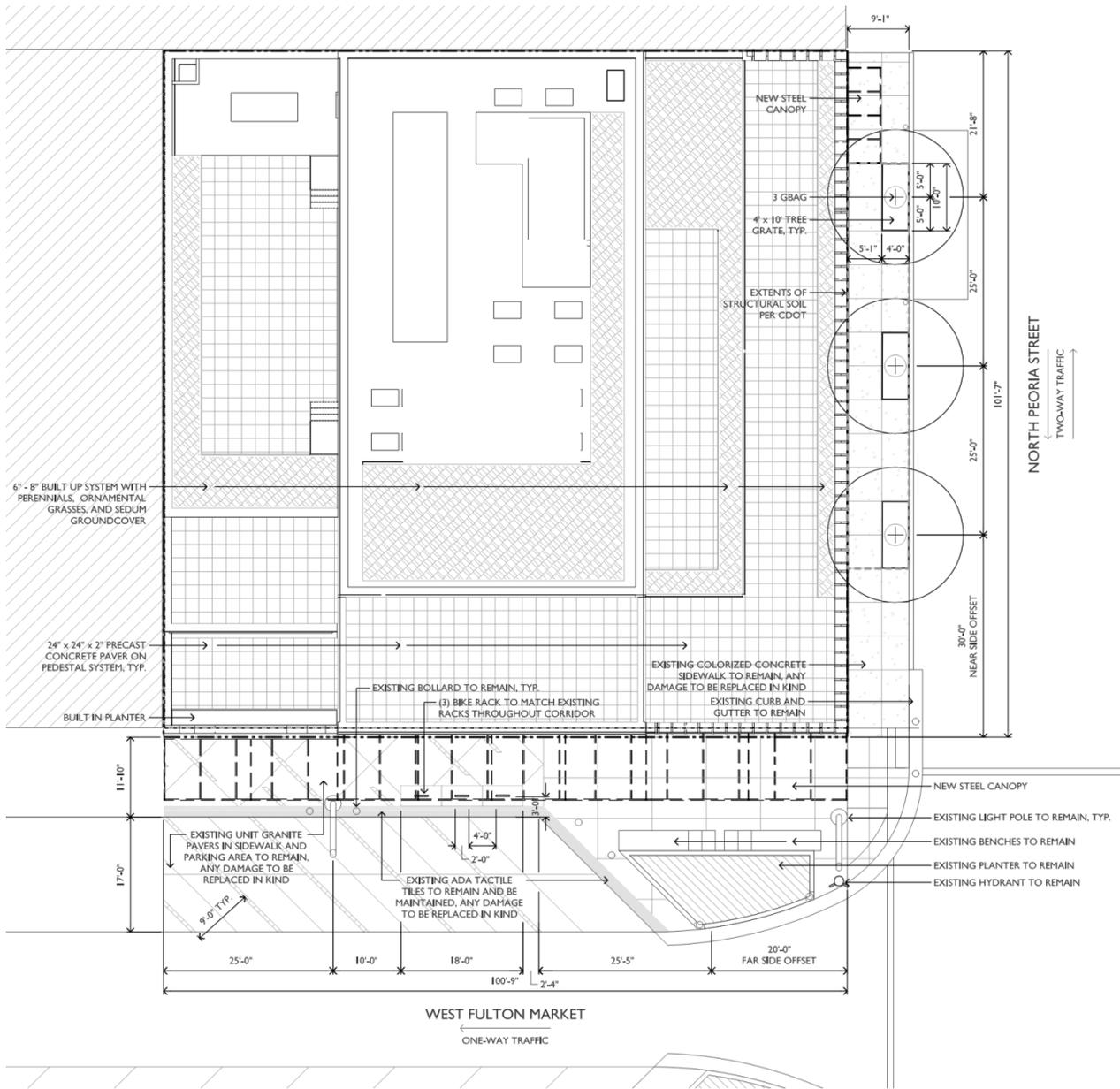
1 Active uses on all floors along Fulton and Peoria Streets

2 Building entries are emphasized by architectural features/canopies on Fulton and Peoria

3 Street level spaces accommodate active uses with no blank walls and entrances to commercial spaces

4 Street scaping with landscaping per CDOT improvement plan

5 Grade level façade comprised of non reflective windows that allow views of indoor commercial space



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

NORTH PEORIA STREET

LENGTH (LINEAR FEET)
 NUMBER OF TREES REQUIRED (1 PER 25 LF)
 NUMBER OF EXISTING TREES TO REMAIN
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED

101'-7"
 4
 0
 3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO 30' OFFSET FROM R.O.W.

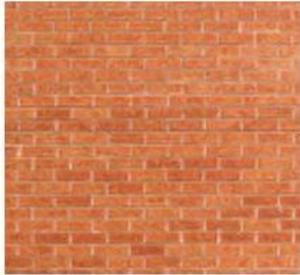
WEST FULTON MARKET

LENGTH (LINEAR FEET)
 NUMBER OF TREES REQUIRED (1 PER 25 LF)
 NUMBER OF EXISTING TREES TO REMAIN
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED

100'-9"
 4
 9
 0 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO THE FULTON-RANDOLPH HISTORIC DISTRICT GUIDELINES.



CLEAR GLASS AT CURTAIN WALL PANELS



NEW LIGHT RED MASONRY
REFERENCE BUILDING - 948-954 W FULTON
MARKET (CONTRIBUTING BUILDING IN
DISTRICT; COMMISSION HOUSE BUILDING
TYPE)



HISTORIC REPLACEMENT WINDOW
REFERENCE BUILDING - 1133-1138 W
FULTON MARKET (CONTRIBUTING BUILDING
IN DISTRICT; COMMISSION HOUSE BUILDING
TYPE)



NEW PAINTED METAL AT METAL PANELS,
WINDOWS, AND STOREFRONTS
RAL (7016) ANTHRACITE



HISTORIC REPLACEMENT STOREFRONT
REFERENCE BUILDING - 850-852 W FULTON
MARKET (CONTRIBUTING BUILDING IN
DISTRICT; COMMISSION HOUSE BUILDING
TYPE)

BUILDING MATERIALS

- Energy
 - 2.1 – Designed to earn the Energy Star30 pts
 - 2.3 – Exceed Energy Code (10%).....30 pts
- Green Roofs
 - 5.1 – Green Roof 50-100%.....10 pts
- Water
 - 6.1 – Indoor Water Use Reduction (25%).....10 pts
- Transportation
 - 7.1 – Proximity to Transit Service.....5 pts
 - 7.5 – Bike Parking Commercial & Industrial.....5 pts
- Solids Waste
 - 8.1 – 80% Waste Diversion 10 pts

Total 100 pts

- Retain, repair and reuse a substantial portion of the existing building structure and facades where salvageable. The retention of these existing building elements salvages a significant amount of embodied carbon existing on the project site.



STORMWATER AREA CALCULATIONS:

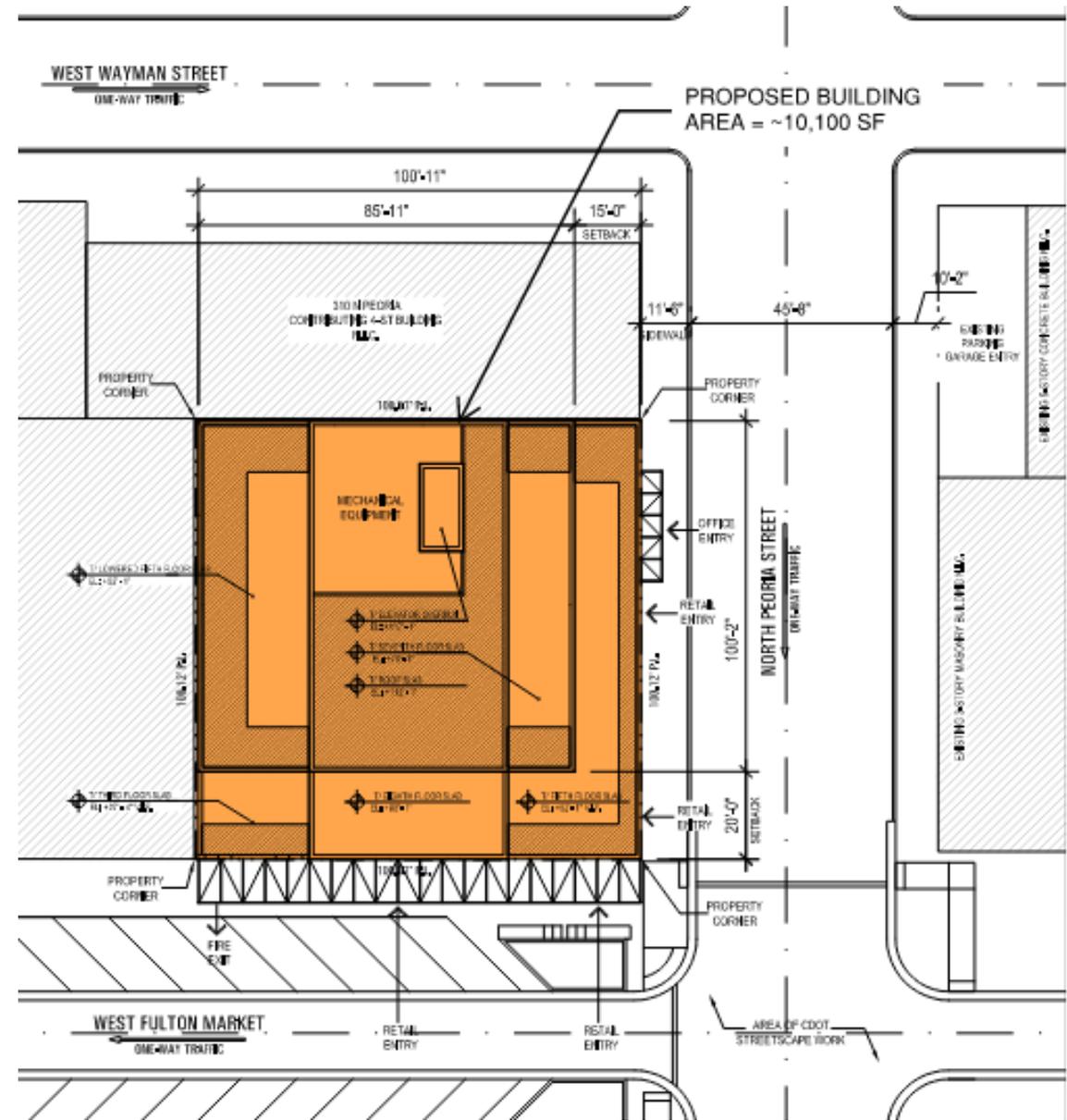
PROPOSED BUILDING -----	10,100 SF
PROPOSED GREEN ROOF -----	~ 4,000 SF
TOTAL SITE AREA -----	10,100 SF
SIDEWALL x 25% -----	~ 1,820 SF
DWF EQUIVALENT AREA -----	~ 220 SF
TOTAL EQUIVALENT SITE AREA -----	12,140 SF < 15,000 SF
NOT REGULATED DEVELOPMENT	

Stormwater Compliance Summary

Equivalent Site Area < 15,000 SF

Disturbed Site Area does not meet minimum threshold for the Stormwater Management Ordinance

Calculations below reviewed and preliminarily approved by Ben Stammis, January 2020.





Financial Contributions

FAR Bonus Payment – +/- \$235,000.00

Public Benefits

Construction Jobs – 176 (estimate)

Office/Retail Jobs – TBD



Participation & Hiring Goals

50% Participation from City of Chicago Residents

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

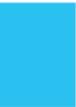
Community Outreach

Minority Assist Agency Relationships

Building Capacity / Unbundling Bid Packages



ECONOMIC AND COMMUNITY BENEFITS

  **DPD Recommendations (staff to complete)**